

For Lease  
Retail/Office Space  
4,930± SF | \$12.00/SF NNN

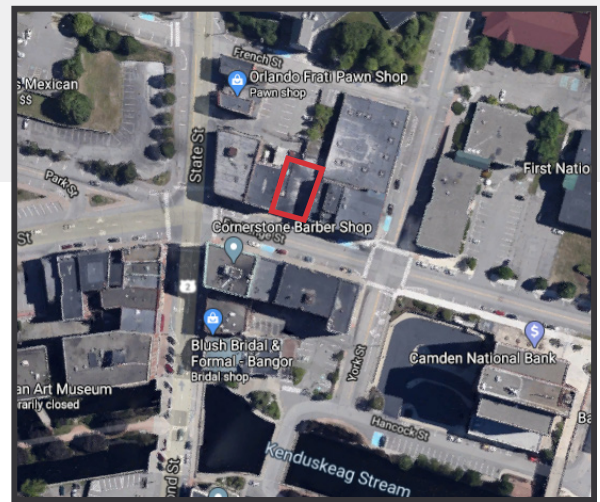


## 205 Exchange Street

Bangor, ME

### Property Highlights

- Renovated in 2004
- 51' frontage on Exchange Street
- Average daily traffic count: ~10,000



### Property Description

We are pleased to offer for lease a single-story building in the heart of Bangor's historic district. Built in 1930 and renovated in 2004, this building boasts great potential for office and retail opportunities and can easily be subdivided to accommodate multiple tenants.

#### Broker Contact

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## Property Overview

Owner	ANM Properties, LLC
Building Size	4,930± SF
Lot Size	0.11± acres
Assessor's Reference	Map 49, Lot 28-A
Deed Reference	Book 14322, Page 27
Year Built	1930 - improvements in 2004
Zoning	Downtown Development District (DDD)
Construction	Masonry
Roof	Flat membrane
Siding	Brick
Flooring	Reinforced concrete
Utilities	Public water and sewer, natural gas at street
HVAC	Forced air
Electrical	Circuit breaker
Bathrooms	Two (2) ADA

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